

6/30/08 - Monday, June 30, 2008

CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
Meeting of June 30, 2008

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, June 30, 2008, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing - For Recommendation
REZONING (Z-1419-08) - I-1P and C-3P to C-3P, N. Clairemont Avenue and Truax Blvd.

Request: To rezone property from I-1P and C-3P to C-3P and to adopt the General Development Plan for commercial development.

Applicant: Randall & Lori Stofferahn

Location: southeast corner of N. Clairemont Avenue and Truax Blvd.
2. Public Hearing - For Recommendation
REZONING (Z-1420-08) - TR-1A to C-3P, 3675 London Road

Request: To rezone land from Temporary R-1A to C-3P and to adopt the General Development Plan for a health care facility.

Applicant: Royal Construction

Location: 3675 London Road
3. Public Hearing - For Recommendation
REZONING (Z-1421-08) - TR-1A and R-1A to C-3P, Black Avenue & North Crossing and
CERTIFIED SURVEY MAP (CSM-4-08) - Commercial Lot and
SITE PLAN (SP-0822) - Convenience Store, Black Avenue

Request: To rezone property from Temporary R-1A and R-1A to C-3P and to adopt the General Development Plan for commercial development.

Applicant: Neil Haselwander

Location: southwest corner of Black Avenue and CTH "Q" (North Crossing)
4. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0822) - Non-accessory Parking, 109 Mt. Washington Avenue

Request: To allow a non-accessory garage in a R-2 district.

Applicant: Steven & Ellen Terwilliger

Location: 109 Mt. Washington Avenue
5. For Recommendation
LEASE OF CITY PROPERTY - Mt. Tom Tower

Request: To approve a lease of City property with Verizon to construct a new tower on Mt. Tom to replace existing towers.

Applicant: City of Eau Claire

Location: Mt. Tom
6. For Recommendation
EXCESS LAND - 424 Hobart Street

Request: To declare a parcel as excess land in order to offer for sale.

Applicant: City of Eau Claire

Location: 424 Hobart Street

7. For Approval
PRELIMINARY PLAT (P-03-08) - Shadowood Estates, Town of Pleasant Valley
- Request: To approve the preliminary plat for Shadowood Estates.
- Applicant: Hiess-Loken
- Location: west side of Hwy. 93, south of Walnut Road, Town of Pleasant Valley
8. For Recommendation
FINAL CONDO PLAT (P-02-08) - Milestone Condominiums, Mill Run Road
- Request: To recommend approval of the final condo plat for Milestone Senior Living Condominium.
- Applicant: RHS Companies, Inc.
- Location: south side of STH "312", west of Mill Run Road
9. For Approval
SITE PLAN (SP-0817) - Princeton Crossing Condos, Black Avenue
- Request: To approve the site restoration plan for Princeton Crossing Condominiums.
- Applicant: Haselwander Brothers, Inc.
- Location: southwest corner of Black Avenue and Providence Court
10. For Approval
SITE PLAN (SP-0823) - Mini-storage Facility, 2715 Pleasant Street
- Request: To approve a site plan for a mini-storage facility.
- Applicant: Tim Pabich, Royal Construction
- Location: 2715 Pleasant Street
11. For Approval
SITE PLAN (SP-0824) - 112 E. Grand Avenue
- Request: To approve a site plan and allow a waiver for required parking for a conversion to a tea house/restaurant.
- Applicant: Jeff Mares
- Location: 112 E. Grand Avenue
12. For Motion
COMPREHENSIVE PLAN AMENDMENT - Sustainability
- Request: To initiate a planning process to amend the Comprehensive Plan.
- Applicant: City of Eau Claire
- Location: city-wide
13. **DISCUSSION/DIRECTION**
- A. Code Compliance Items
- B. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.

Jack Kaiser, Chairperson

c: News Media